EXHIBIT "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF JERSEY CITY, COUNTY OF HUDSON STATE OF NEW JERSEY:

PARCEL 1: BEGINNING AT A POINT IN THE NORTHERLY LINE OF SIXTH (FORMERLY SOUTH THIRD) STREET, DISTANT 125 FEET WESTERLY FROM THE INTERSECTION OF THE WESTERLY LINE OF BRUNSWICK STREET WITH THE NORTHERLY LINE OF SIXTH STREET; THENCE NORTHERLY PARALLEL WITH BRUNSWICK STREET 100 FEET; THENCE WESTERLY PARALLEL WITH SIXTH STREET 50 FEET; THENCE SOUTHERLY PARALLEL WITH BRUNSWICK STREET 100 FEET TO THE NORTHERLY LINE OF SIXTH STREET; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SIXTH STREET 50 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF 6TH STREET DISTANT 175 FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF 6TH STREET WITH THE WESTERLY LINE OF BRUNSWICK STREET; THENCE

1. NORTHERLY PARALLEL WITH BRUNSWICK STREET 100 FEET; THENCE
2. WESTERLY PARALLEL WITH 6TH STREET 75 FEET; THENCE
3. WESTERLY PARALLEL WITH 6TH STREET 75 FEET; THENCE
4. SOUTHERLY PARALLEL WITH BRUNSWICK STREET 100 FEET TO THE NORTHERLY LINE OF 6TH STREET; THENCE
5. EASTERLY ALONG THE NORTHERLY LINE OF 6TH STREET 75 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 3, FIRST TRACT: KNOWN AS LOT NO. 15 IN BLOCK 416 FRONTING ON SIXTH STREET IN THE SECOND DISTRICT OF JERSEY CITY, NJ, AS LAID DOWN AND SHOWN ON AN ASSESSMENT MAP ACCOMPANYING REPORT NUMBER 60 MADE BY COMMISSIONER OF ADJUSTMENT AND FILED WITH THEIR REPORT IN THE OFFICE OF THE CLERK OF THE COUNTY OF HUDSON, A CERTIFIED COPY OF WHICH REPORT AND MAP WAS TRANSMITTED TO AND FILED IN THE CITY COLLECTOR'S OFFICE.

SECOND TRACT: KNOWN AND DESIGNATED AS LOT NO. 16 IN BLOCK 416 ON THE OFFICIAL ASSESSMENT MAP OF JERSEY CITY, MADE BY L.D. FOWLER, CITY SURVEYOR, A.O. 1894.

BEING LOT(S) 10, 11, 12, 13, 14, 15 AND 16, BLOCK 416, TAX MAP OF THE CITY OF JERSEY CITY, COUNTY OF HUDSON.

BEING THE SAME PROPERTY AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, FILE NUMBER NU 01-114 COMMITMENT DATE 11/30/2000.

SCHEDULE B - PART II EXCEPTIONS

NO SURVEY RELATED EXCEPTIONS.

LAWYERS TITLE INSURANCE CORPORATION, FILE NUMBER NU 01-114 COMMITMENT DATE 11/30/2000.

SURVEY NOTES

1. THE ADDRESS FOR THIS PROPERTY IS 364 6TH STREET FROM RECORD DOCUMENTS.
2. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING DECEMBER OF 2020 BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE.
3. THIS SURVEY IS VALID ONLY WHEN AN EMBOSSED SEAL IS AFFIXED HERETO.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
6. BEARINGS ARE REFERENCED TO THE NJ STATE PLANE COORDINATE SYSTEM, NAD 83 (2011). ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS.
7. THE PROPERTY HAS CURRENTLY HAS ACCESS TO 6TH STREET.
8. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C.14 (C45:8-36.3) AND N.J.A.C. 13:40-5.1(D)
9. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) UNKNOWN.
10. BENCHMARK = MAG NAIL = 7.55 (NAVD88) N:689711.14, E:616523.83.
    BENCHMARK = MAG NAIL = 6.87 (NAVD88) N:689699.85, E:616698.49 (NOT SHOWN WITHIN MAP LIMITS).

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL. 9), (SPECIAL FLOOD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD EL.=9) ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340223, MAP NUMBER 34017C0106D WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2006. (NAVD 88)

SURVEY REFERENCES

1. DEED BETWEEN SLATKIN TRUCKING CO. AND MICHAEL J. ROMANO & MARLENE ROMANO, DATED MAY 24, 1988 AND FILED IN THE COUNTY CLERKS OFFICE AS DEED BOOK 3961 PAGE 181.

AREA NOTES

TOTAL LAND AREA
5,000 S.F. OR 0.115 ACRE

EXISTING STRIPED PARKING
REGULAR = 0 SPACES
HANDICAP = 0
TOTAL = 0 SPACES

SURVEYOR'S DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS IN THE CITY OF JERSEY CITY, IN THE COUNTY OF HUDSON, STATE OF NEW JERSEY:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SIXTH STREET (60' R.O.W.), WHERE THE SAID LINE IS INTERSECTED BY THE DIVIDING LINE OF LOT 8 AND LOT 7 OF BLOCK 9803, AND HAVING COORDINATES N:689720.06 E:616574.96 IN THE NEW JERSEY STATE PLANE COORDINATE SYSTEM; THENCE

(1) ALONG THE SAID OF LINE OF SIXTH STREET, NORTH 83° 41' 35" WEST, A DISTANCE OF 50.00 FEET TO A POINT, THENCE
(2) ALONG THE DIVIDING LINE OF LOT 8 AND LOT 9, NORTH 06° 12' 25" EAST, A DISTANCE OF 100.00 FEET TO A POINT, THENCE
(3) ALONG THE DIVIDING LINE OF LOT 8 AND LOT 6, SOUTH 83° 41' 35" EAST, A DISTANCE OF 50.00 FEET TO A POINT IN THE SAME, THENCE
(4) ALONG THE DIVIDING LINE OF LOT 8 AND LOT 7, SOUTH 06° 12' 25" WEST, A DISTANCE OF 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

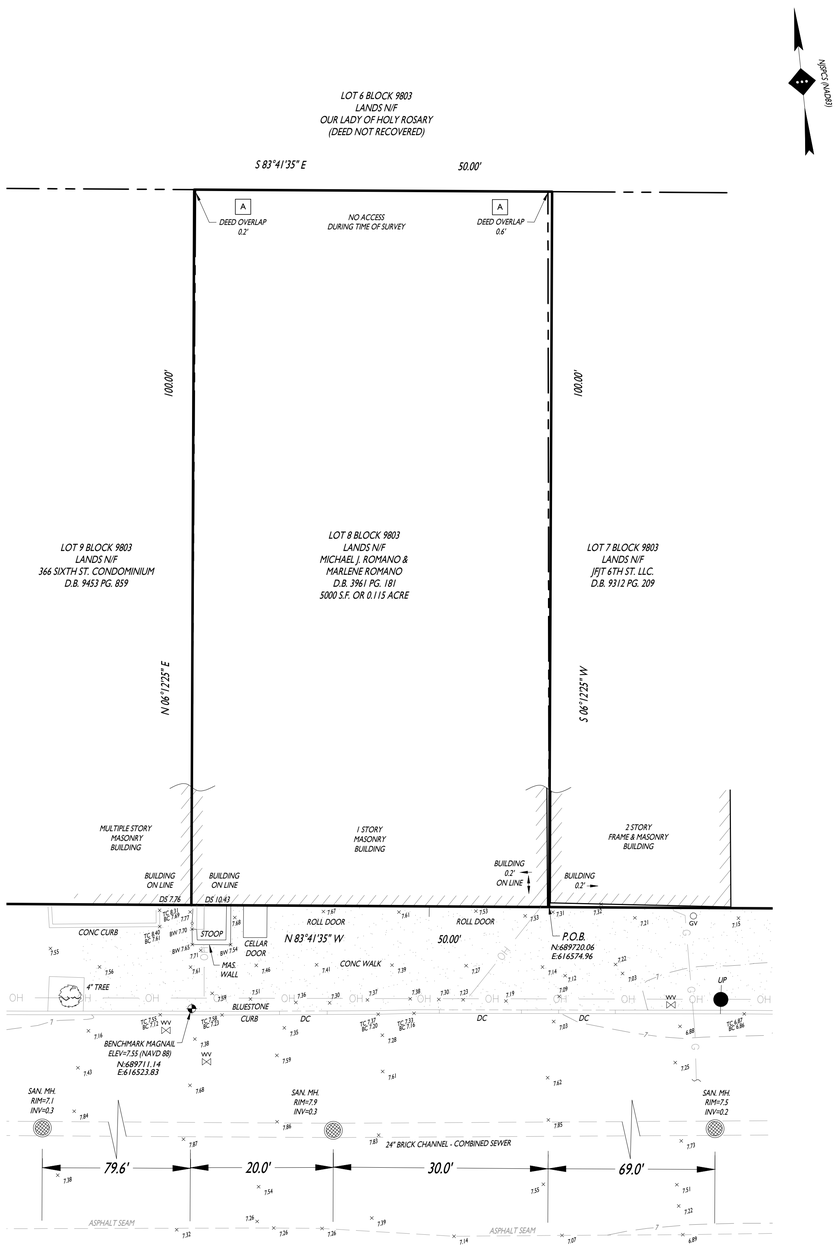
BEING KNOWN AS TAX LOT 8, BLOCK 9803.

CONTAINING 5,000 SQUARE FEET OR 0.115 ACRES.

SIGNIFICANT OBSERVATIONS

A DEED OVERLAP

SYMBOL	DESCRIPTION
	BUILDING
	CONCRETE SIDEWALK / MAT
D.C	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	PROPERTY LINE
C.L.F.	ADJACENT PROPERTY LINE
	CHAIN LINK FENCE
	BOARD-ON-BOARD FENCE
	GUIDE RAIL
	MAST ARM LIGHT POLE
	POLE
☼	LIGHT POLE
WV	SIGNS
GV	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	DRAIN
	INLET
	MAN HOLE
	BOLLARDS
MW	MONITORING WELL
E.P.	EDGE OF PAVEMENT
OH	OVERHEAD WIRE
G	UNDERGROUND GAS LINE
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELEC LINE
100	MAJOR CONTOUR
101	MINOR CONTOUR
× 100.00	GRADE SPOT SHOT
× TC 100.50	TOP OF CURB SHOT
× BC 100.00	BOTTOM OF CURB SHOT
× TW 102.00	TOP OF WALL SHOT
× BW 100.00	BOTTOM OF WALL SHOT
E	ELEC METER
G	GAS METER
W	WATER METER
12"	DECIDUOUS TREE - DIAMETER NOTED
C/O	CLEAN OUT
	BENCH MARK



10' 0' 10' 20'
GRAPHIC SCALE IN FEET
1" = 10'

VICINITY MAP
NOT TO SCALE
(BING MAPS)

811
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BOUNDARY & TOPOGRAPHIC SURVEY

MAP OF SURVEY OF:

TAX MAP LOT 8, BLOCK 9803
364 6TH STREET
CITY OF JERSEY CITY
COUNTY OF HUDSON, NEW JERSEY

ISSUE	DATE	BY	FIELD DATE	FIELD CREW	DESCRIPTION
1	12/16/2020	MS	12/9/2020	GY	ISSUED TO CLIENT

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

THE FIELDWORK WAS COMPLETED ON DECEMBER 9, 2020

THOMAS F. MILLER
NEW JERSEY LAND SURVEYOR No. 24GS03626400
LICENSED PROFESSIONAL LAND SURVEYOR
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA28184500

SCALE: 1"=10'	PROJECT ID: RUT-200316	SHEET: 1 OF 1

Z:\AUTOMATION\AUTO\2020\RUT-200316 ISABELLA CIRILLI TONY BELGIOVINE & MATT PIRCONTINO - 364 6TH STREET, JERSEY CITY, NJ_SURVEY\NCAD\RUT-200316.DWG